

Available Property



1 16615 Lark Ave At Oka Rd. Twin Cedars Bldg. Los Gatos

Lease

Type: Office/R&D	Available SF: 9,979	Rent: \$2.75
Status: Previously Occupied	Minimum SF: 1,639	Rent Type: Full Service
Zone: 01	Contiguous SF: 5,216	N-G:
Park:	Building SF: 15,106	TI's: As is
Project: Twin Cedars Bldg.	Load Factor:	Total Price:
Owner: Western Gravel Company, Inc.	Stories: 2	Price SF:
	Parking:	Available Date: 06/21/2006
	Elevators:	Update Date: 07/29/2009

Special Features

Air Compress, Conference Room, Kitchen

Comments:

\$2.00/sf fs for the first year for 3-year deals completed by 6/1/09; 4 suites available; Class "A" office space; Private offices; Conference rooms; Kitchen; Underground parking; Great location; Monument signage; Easy access to Highways 17 & 85; Call to tour.

ID: 33535



Component Address	Size	Rent	TI's	Floor	Description
16615 Lark Ave #100	1,966	\$2.75	As is		Contig. w/#101 for 5,216sf.
16615 Lark Ave #101	3,250	\$2.75	As is		Market ready; Contig. w/#100 for 5,216sf.
16615 Lark Ave #105	1,639	\$2.75	As is		
16615 Lark Ave #201	3,124	\$2.75	As is		

Agent	Brokerage	Phone	Lic.	Email
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2 536 N Santa Cruz Ave At Thurston Los Gatos

Lease/Sale

Type: Office	Available SF: 9,030	Rent: \$1.99
Status: Previously Occupied	Minimum SF: 9,030	Rent Type: Gross
Zone: 01	Contiguous SF: 9,030	N-G: \$0.30
Park:	Building SF: 9,030	TI's: As is
Project:	Load Factor:	Total Price: \$4,500,000.00
Owner: Driscoll Vance J & Kristie D	Stories: 2	Price SF: \$498.34
	Parking: 4/1000	Available Date: 01/15/2007
	Elevators:	Update Date: 07/29/2009

Special Features

Freestanding, Gym, Kitchen, Showers

Comments:

For sale @ \$498.34/sf (potential owner financing) or lease; Asking \$1.99/sf gross (tenant pays for utilities, janitorial & personal insurance) Can be used for medical, dental, physical therapy or fitness center; 2,000sf of executive offices; Gym; Locker rooms; Showers; Beautiful views of the Los Gatos mountains; Excellent access to Hwys 85, 17 & 9.

ID: 33730



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Available Property



3 750 University Ave At Farley Road

Los Gatos

Lease

Type: Office/R&D	Available SF: 18,140	Rent: \$2.95
Status: Previously Occupied	Minimum SF: 3,886	Rent Type: Full Service
Zone: 01	Contiguous SF: 14,254	N-G:
Park:	Building SF: 61,645	TI's: As is
Project:	Load Factor:	Total Price:
Owner: McCandless Companies	Stories: 2	Price SF:
	Parking: 4/1000	Available Date: 10/02/2006
	Elevators: 1	Update Date: 07/29/2009

Special Features

Elevator, Kitchen, Lunch Room, Showers

Comments:

Beautiful custom lobby; Meticulously maintained bldg & landscaping; Monument signage on University Ave; Ample parking; Showers & lockers available; Picnic area overlooks Los Gatos Creek & Vasona Park; Close to downtown Los Gatos shops & restaurants; Available now; Lockbox combo is "MCC"; Please call to tour.

ID: 33834



Component Address	Size	Rent	TI's	Floor	Description
750 University Ave #140	3,886	\$2.95	As is		
750 University Ave #200	14,254	\$2.95	As is	7/29:	Lease pending.

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Meghan Sandlin	CPS CORFAC International	(408) 615-3455	01842411	meghan@cps-co.com

4 475 Alberto Way At Los Gatos -Saratoga Rd.

Alberto Oaks

Los Gatos

Lease

Type: Office/R&D	Available SF: 12,335	Rent: \$2.75
Status: Previously Occupied	Minimum SF: 1,710	Rent Type: Full Service
Zone: 01	Contiguous SF: 7,237	N-G: \$0.95
Park:	Building SF: 28,000	TI's: As is
Project: Alberto Oaks	Load Factor: 15 %	Total Price:
Owner: Nearon Enterprises	Stories: 2	Price SF:
	Parking: 4/1000	Available Date: 01/29/2007
	Elevators:	Update Date: 07/29/2009

Special Features

Conference Room, Lunch Room

Comments:

475 Alberto Way - several suites available; Immediately adjacent to Downtown Los Gatos; Wrap-around glass; Abundant parking; Quiet park setting; Numerous mature trees and picnic areas; Excellent access to Hwy 17; Expansion opportunities; New market ready interiors.

ID: 34202



Component Address	Size	Rent	TI's	Floor	Description
475 Alberto Way #100	7,237	\$2.75	As is		
475 Alberto Way #110	3,388	\$2.75	As is		
475 Alberto Way #120	1,710	\$2.75	As is		

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Available Property



5 20 S Santa Cruz Ave At Main Street Lyndon Plaza Los Gatos

Lease

Type: Office/R&D	Available SF: 9,675	Rent: \$2.95
Status: Previously Occupied	Minimum SF: 365	Rent Type: Full Service
Zone: 01	Contiguous SF: 4,356	N-G:
Park:	Building SF: 41,500	TI's: As is
Project: Lyndon Plaza	Load Factor:	Total Price:
Owner: D&K Holdings, LLC	Stories: 2	Price SF:
	Parking:	Available Date: 05/09/2007
	Elevators: 1	Update Date: 07/29/2009

Special Features

Comments:

Immaculately maintained property; Awarded "2006 Beautiful Building"; Building signage available; Free on-site valet parking; Surrounded by public parking lots; Great location; Across from Town Plaza Park; Walk to shops, restaurants & banks; Easy freeway access; Responsive property management & maintenance; Call to tour.

ID: 34552



Component Address	Size	Rent	TI's	Floor	Description
20 S Santa Cruz Ave #101	1,839	\$2.25	As is		
20 S Santa Cruz Ave #111	1,856	\$2.25	As is		
20 S Santa Cruz Ave #212	507	\$2.95	As is		
20 S Santa Cruz Ave #301A	429	\$2.95	As is		
20 S Santa Cruz Ave #303	470	\$2.95	As is		
20 S Santa Cruz Ave #304	480	\$2.95	As is		
20 S Santa Cruz Ave #312	365	\$2.95	As is		
20 S Santa Cruz Ave #316	638	\$2.95	As is		
20 S Santa Cruz Ave #317	707	\$2.95	As is		
20 S Santa Cruz Ave #319	2,384	\$2.95	As is		

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6 16795 Lark Ave & S. Winchester Blvd. University Business Park Los Gatos

Lease

Type: Office/R&D	Available SF: 11,927	Rent: \$2.50
Status: Previously Occupied	Minimum SF: 626	Rent Type: Full Service
Zone: 01	Contiguous SF: 11,301	N-G:
Park:	Building SF: 22,400	TI's: As is
Project: University Business Park	Load Factor: 15 %	Total Price:
Owner: Boccardo Properties	Stories: 2	Price SF:
	Parking: 4/1000	Available Date: 04/01/2008
	Elevators: 1	Update Date: 07/29/2009

Special Features

Plug 'N Play

Comments:

3 Suites available; Easy access to Hwys 17 & 85; Across the street from Courtside Club; Monument signage on the corner of Lark & Winchester; Available now; Please call to tour.

ID: 35405



Component Address	Size	Rent	TI's	Floor	Description
16795 Lark Ave #104	626	\$2.50	As is		
16795 Lark Ave #200	6,951	\$2.50	As is		
16795 Lark Ave #210	4,350	\$2.50	As is		

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Available Property



7 985 University Ave & Lark Ave. University Park Los Gatos

Lease

Type: Office/R&D	Available SF: 3,658	Rent: \$2.50
Status: Previously Occupied	Minimum SF: 685	Rent Type: Full Service
Zone: 01	Contiguous SF: 2,039	N-G:
Park:	Building SF: 33,000	TI's: As is
Project: University Park	Load Factor:	Total Price:
Owner: Boccardo Properties	Stories: 1	Price SF:
	Parking: 4/1000	Available Date: 02/14/2008
	Elevators:	Update Date: 08/04/2009

Special Features

Conference Room, Kitchen, Plug 'N Play

Comments:

985/987 University Ave; Three suites available; Plug & play; Great windowline; Perfect for small professional office; Excellent access to Highways 85 & 17; Available now; Call to tour.

ID: 35537



Component Address	Size	Rent	TI's	Floor	Description
985 University Ave #22	685	\$2.50	As is		
985 University Ave #37	2,039	\$2.50	As is		
987 University Ave #20	934	\$2.50	As is		

Agent	Brokerage	Phone	Lic.	Email
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8 983 University Ave Lark Ave University Park Los Gatos

Lease

Type: Office/R&D	Available SF: 19,362	Rent: \$1.65
Status: Previously Occupied	Minimum SF: 8,460	Rent Type: Net
Zone: 01	Contiguous SF: 19,362	N-G: \$0.36
Park:	Building SF: 34,491	TI's: As is
Project: University Park	Load Factor:	Total Price:
Owner: Boccardo Properties	Stories: 1	Price SF:
	Parking: 4/1000	Available Date: 02/01/2009
	Elevators:	Update Date: 07/29/2009

Special Features

Conference Room, Freestanding, Kitchen, Lab

Comments:

Excellent location; Upgraded throughout in 2002; Open floor plan; Reverse commute; Easy access to Highways 17 & 85; Short distance to light rail; Close to multiple amenities; Call to tour.

ID: 36212



Component Address	Size	Rent	TI's	Floor	Description
983 University Ave #A	19,362	\$1.65	As is		Divisible to 8,460sf and 10,902sf; Available now.

Agent	Brokerage	Phone	Lic.	Email
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Prepared for: Los Gatos
Prepared by:
Date: 8/19/2009

Available Property



9 15575 Los Gatos Blvd #A

Los Gatos

Lease

Type: Office/R&D	Available SF: 4,739	Rent: \$2.25
Status: Previously Occupied	Minimum SF: 4,739	Rent Type: Net
Zone: 01	Contiguous SF: 4,739	N-G: \$0.64
Park:	Building SF: 12,030	TI's: As is
Project:	Load Factor:	Total Price:
Owner: Western Gravel Company, Inc.	Stories: 1	Price SF:
	Parking: 4/1000	Available Date: 11/18/2008
	Elevators:	Update Date: 07/29/2009

Special Features

Conference Room, Kitchen, Plug 'N Play

Comments:

ID: 36464

High quality Class A interiors; Plug & play; Large conference room; Kitchen; Monument and building signage available; Prominent visibility on Los Gatos Blvd; Close to amenities; Easy access to Hwys 17 & 85; Available now.



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